

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 11118 DESSAU ROAD FROM SINGLE FAMILY**  
3 **RESIDENCE STANDARD LOT (SF-2) DISTRICT, TOWNHOUSE AND**  
4 **CONDOMINIUM RESIDENCE (SF-6) DISTRICT AND PLANNED UNIT**  
5 **DEVELOPMENT (PUD) DISTRICT TO LIMITED OFFICE-CONDITIONAL**  
6 **OVERLAY (LO-CO) COMBINING DISTRICT.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district on the property (the "Property") described in Zoning Case No.  
12 C14-09-0003, on file at the Neighborhood Planning and Zoning Department, as follows:  
13

14 From single family residence standard lot (SF-2) district to limited office-  
15 conditional overlay (LO-CO) combining district.  
16

17 Lots 1 and 2, Faith Alliance Addition, a subdivision in the City of Austin, Travis  
18 County, Texas, according to the map or plat of record in Plat Book 90, Pages 55-  
19 56, of the Plat Records of Travis County, Texas; and  
20

21 From planned unit development (PUD) district to limited office-conditional  
22 overlay (LO-CO) combining district.  
23

24 Lot 14, Block A, Collinwood West 1-A Subdivision, a subdivision in the City of  
25 Austin, Travis County, as described in a deed of record in Volume 10453, Page  
26 460, of the Official Public Records of Travis County, Texas; and  
27

28 From townhouse and condominium residence (SF-6) district to limited office-  
29 conditional overlay (LO-CO) combining district.  
30

31 Lot 1, Austin Chinese Church Addition, a subdivision in the City of Austin, as  
32 described in a deed of records in Volume 11336, Page 528, of the Official Public  
33 Records of Travis County, Texas,  
34

35 locally known as 11118 Dessau Road, in the City of Austin, Travis County, Texas, and  
36 generally identified in the map attached as Exhibit "A".  
37

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
2 established by this ordinance is subject to the following conditions:

3  
4 A site plan or building permit for the Property may not be approved, released, or  
5 issued, if the completed development or uses of the Property, considered cumulatively  
6 with all existing or previously authorized development and uses, generate traffic that  
7 exceeds 2,000 trips per day.  
8

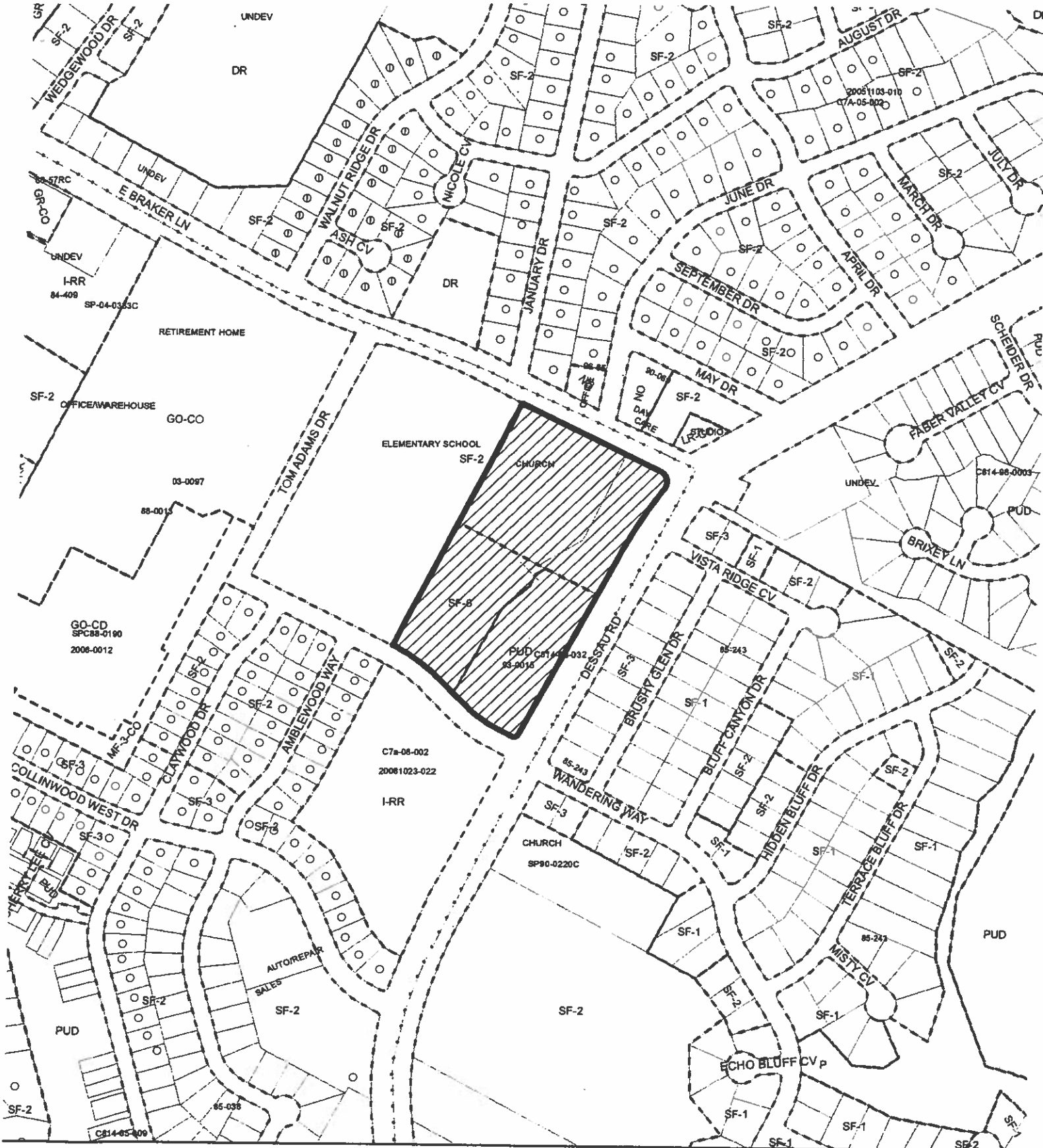
9 Except as specifically restricted under this ordinance, the Property may be developed and  
10 used in accordance with the regulations established for the limited office (LO) base district,  
11 and other applicable requirements of the City Code.  
12

13 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2009.  
14  
15

16 **PASSED AND APPROVED**

17  
18 §  
19 §  
20 \_\_\_\_\_, 2009 § \_\_\_\_\_  
21 Will Wynn  
22 Mayor  
23  
24

25 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
26 David Allan Smith Shirley A. Gentry  
27 City Attorney City Clerk



**N**

**1" = 400'**

**SUBJECT TRACT**

**ZONING BOUNDARY**

**PENDING CASE**

**ZONING EXHIBIT A**

**ZONING CASE#: C14-2009-0003**

**ADDRESS: 11118 DESSAU RD**

**SUBJECT AREA: 10.3 ACRES**

**GRID: M31 & N31**

**MANAGER: J. HARDEN**

**OPERATOR: S. MEEKS**

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**RETURN THIS SIGN OFF SHEET AFTER REVIEWING DOCUMENTS**

**TO:** Joi Harden  
Neighborhood Planning and Zoning Dept.

FAX #4-6054  
TOTAL PAGES:

**FROM:** Diana Minter, Paralegal, 974-2341  
Law Dept.; FAX 974-6490

**DATE:** April 8, 2009

**SUBJECT:** Zoning File No. C14-2009-0003

**PLEASE REVIEW THE FOLLOWING DOCUMENTS.**

If revisions are necessary, let me know as soon as possible and send written revisions. If acceptable, sign and return this sheet. Zoning cases should **NOT** be put on Council agenda until you have all documents necessary and this sheet has been returned to me.

1. ORDINANCE DRAFT.
2. ORIGINAL RESTRICTIVE COVENANT (TERMINATION OR AMENDMENT).
3. ORIGINAL STREET DEED

If the document (#2 or #3) is acceptable, have the original executed by the owner of the property and notarized. When signed and acknowledged return it to me along with a check for recording fees payable to appropriate county clerk.

**NOTE: ONLY THE CURRENT OWNER OF THE SUBJECT PROPERTY HAS AUTHORITY TO SIGN THESE DOCUMENTS.**

Ordinance	<input type="checkbox"/> acceptable	<input type="checkbox"/> unacceptable
Restrictive Covenant		
(Termination/Amendment)	<input type="checkbox"/> acceptable	<input type="checkbox"/> unacceptable; Recording fees\$
Street Deed	<input type="checkbox"/> acceptable	<input type="checkbox"/> unacceptable; Recording fees: \$
Legal description	<input type="checkbox"/> not accurate. (Attach/provide correct description)	
Conditions	<input type="checkbox"/> Revise as follows: Include in Comments below.	

**COMMENTS:**

Planner signature \_\_\_\_\_ Date \_\_\_\_\_

Thanks. DWM  
Attachments

Rev. 3/06